

106 NW 36TH STREET

DESIGN REVIEW BOARD RECOMMENDATION MEETING

SDCI # 3037857-LU | 11.01.2021

1

DEVELOPEMENT
OBJECTIVES



NEIGHBORHOOD

Fremont is located along the cut of the Lake Washington ship canal, this neighborhood is north of Queen Anne, east of Ballard, south of Phinney Ridge, and southwest of Wallingford. Its boundaries are not formally fixed, but they can be thought of as consisting of the ship canal to the south, Stone Way N. to the east, N.50th Street to the north, and 8th Avenue NW to the west.

NEIGHBORHOOD PROFILE

With a 12,472 growing population and a median age of 32.3, Fremont is one of Seattle's liveliest neighborhoods. It is home to sculptural curiosities and an awesome mix of bistros, artist studios, boutiques and coffee shops. Fremont is known for its fun and eclectic attitude, it is referred to as the "center of the Universe". In 1991 local scientists determined that the universe was centered in the city's business district. A rocket was planned to launch into space from the city, and it stands today ready to launch over a business' doorway. Staying with this theme, many buildings in the area display many space related art statues, like spaceships and planets as accents.

NEIGHBORHOOD HISTORY

Fremont was originally a stand-alone city. It was named after Fremont, Nebraska, the hometown of the founders, Luther H. Griffith and Edward Blewett. In 1891 it was annexed to Seattle. 5000 early pioneers lived in Fremont in 1891, growing their community with their own wood mill, a draw-bridge-free commute to downtown, railroads, and trolleys. In 1888 developers hired foreign laborers to widen the stream leading to salmon bay, but rail transportation is what established the early economic fortunes.

Fremont went into decline when passenger transit faded out in the 1930s, and 40s. In the 1960s it became a mecca for local artists to establish their studios.





PROJECT SUMMARY

ADDRESS: 106 Northwest, 36th Street Seattle, Washington

SITE AREA: 14,798 SF

ZONE: NC2-55(M) (Neighborhood Commercial 55)

OVERLAYS: Fremont (Hub Urban Village)

MAXIMUM FAR: 3.75

MAXIMUM HEIGHT: 55'

PROPOSED NUMBER OF RESIDENTIAL UNITS: 65

PROPOSED COMMERCIAL SF: 4,766 SF (PREFERRED OPTION)

PROPOSED NUMBER OF PARKING STALLS: 23












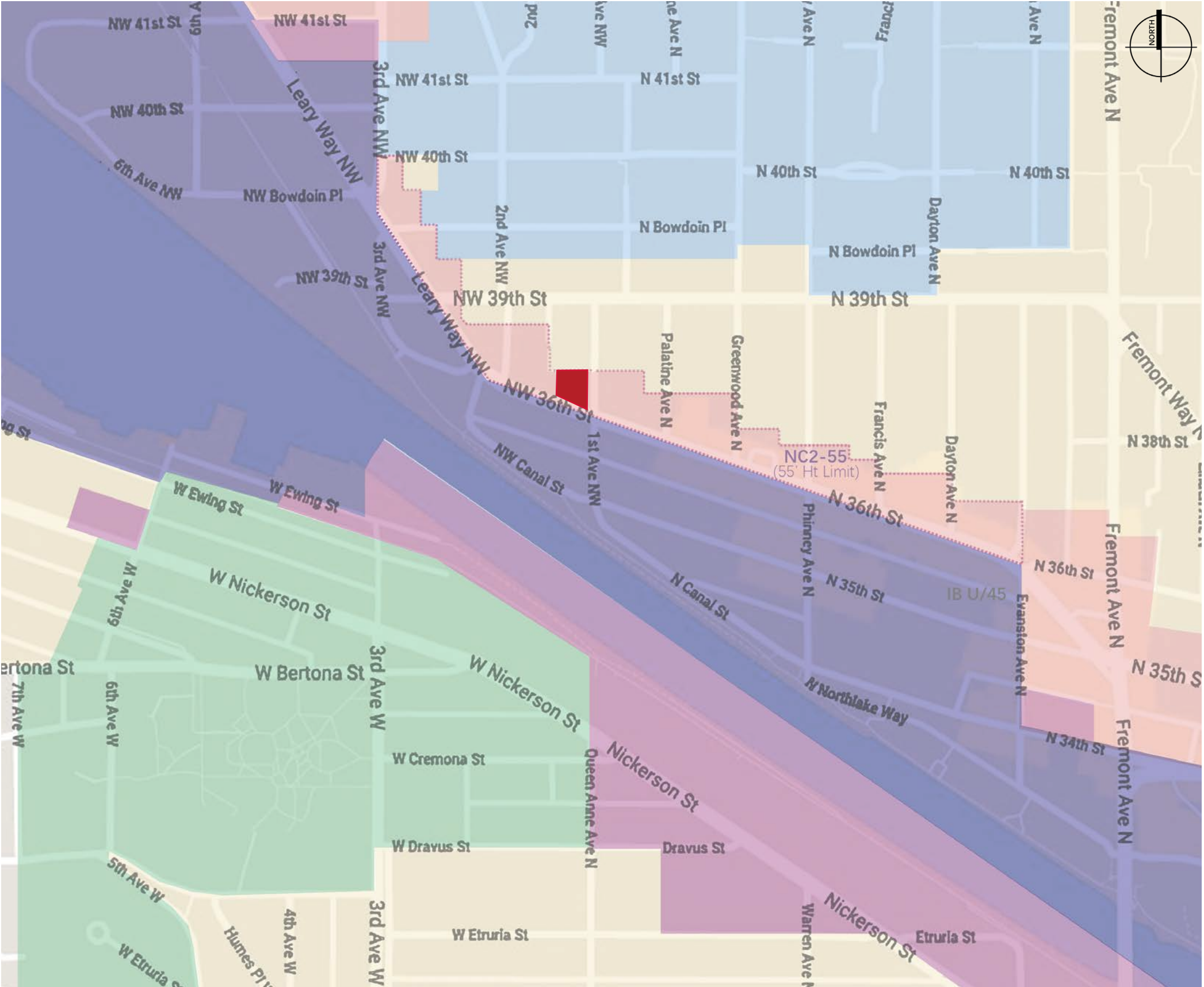
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URBAN FRAMEWORK



ZONING CODE ANALYSIS

-  SITE
-  NC2-55
-  C1-55
-  LR2
-  MIO-50-LR
-  IG2 U/65
-  SF 5000







ARTICULATED MASSING

1



STEP BACK FROM STREET

2



PEDESTRIAN FRIENDLY STOREFRONTS

4



BALCONIES FACING STREETS

3

3

EDGE RESPONSES



EDG RE-CAP: SCHEME 3 - PREFERRED

At the conclusion of the Early Design Guidance Meeting, Scheme 3 was selected by the Design Review Board based on its preferred massing and façade modulation along 1st Ave NW and NW 36th Street. The Board felt it created a residential scale that fit the neighborhood, and provided a “special moment” at the sidewalk street corner where pedestrians could sit, visit, and enjoy the surrounding street activities. The proposed south-facing roof deck at the same corner should encourage outdoor activities and interactions among residents.

The retail and residential loading dock is provided off NW 36th Street alley.

The North façade is setback to create abundant space between neighboring buildings and allow for more natural light for residents. Parking is accessed from the alley.

MASSING OPTIONS FROM EDG



SCHEME 1



SCHEME 2



SCHEME 3



NORTHEAST CORNER



SOUTHEAST CORNER



SOUTHWEST CORNER



NORTHWEST CORNER



SOUTHEAST CORNER



NORTHEAST CORNER

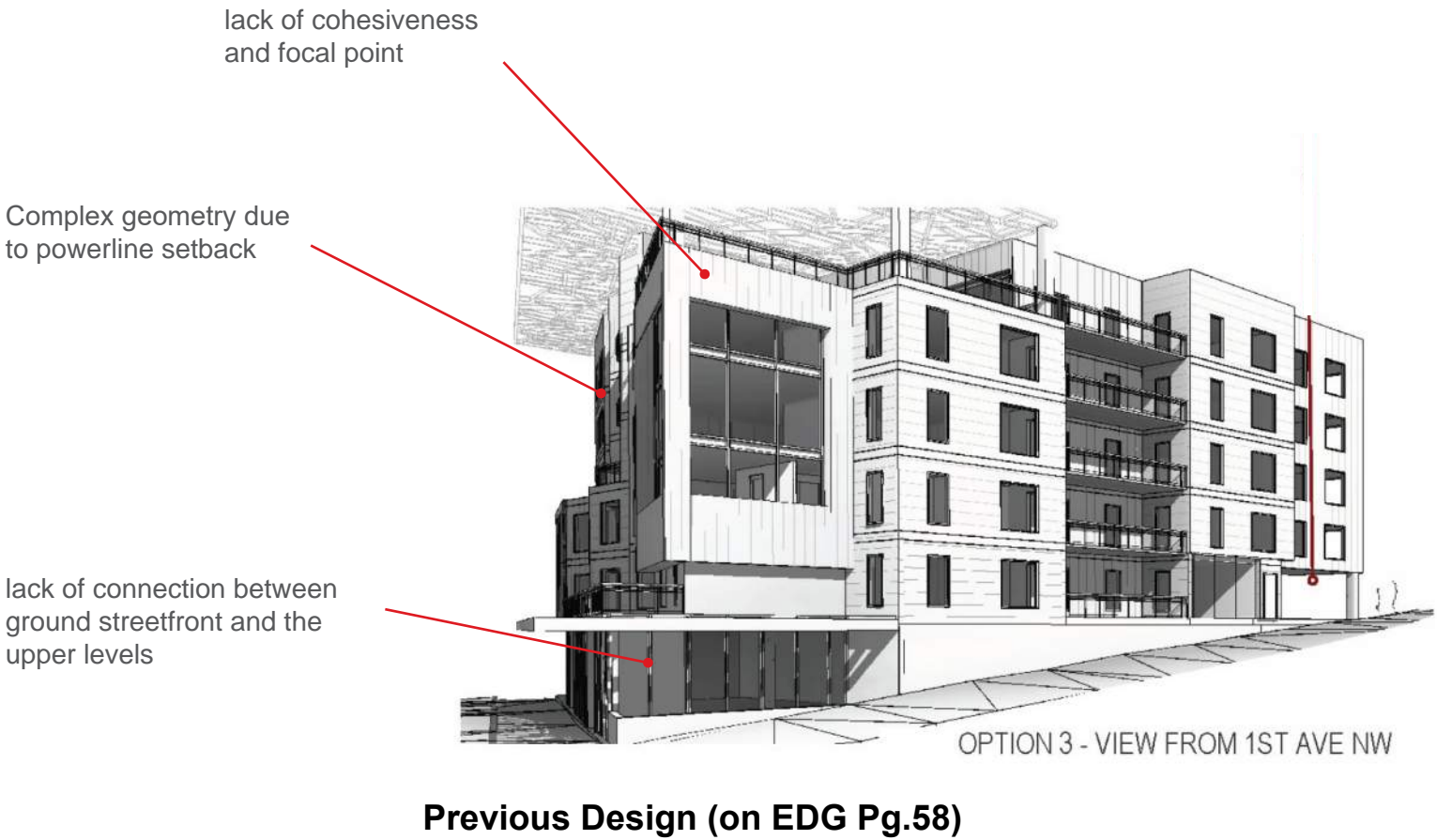
1. MASSING AND DESIGN CONCEPT

COMMENTS	RESPONSE	DESIGN GUIDELINES
a. The Board preferred Scheme 3 over the other design alternatives due to its residential-scaled massing response to both street frontages, its generous setback along the zone transition to the north, and the defined massing element at the street corner with shorter height and ground level patio space. (CS2-A-1. Sense of Place, CS2-C-1. Corner Sites, DC2-A-2. Reducing Perceived Mass).	The preferred Scheme 3 has been further developed based on the Board’s comments. The large setback to the north zone transition has been maintained, along with the defining massing element at the street corner and ground level patio space. An artistic rooftop trellis element has been added at the corner, further defining this special corner,Sense of Place with a building identity element and reflects the artsy characters of the neighborhood. The new rooftop element and color/material band that wraps the corner establishes a focal point for this Corner Site. Material and color changes at building entrances including the residential entrance on 1st Ave NW reduces the perceived mass and adds entry identification.	<p>CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.</p> <p>CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.</p> <p>DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.</p>



1. MASSING AND DESIGN CONCEPT

COMMENTS	RESPONSE	DESIGN GUIDELINES
b. With its support for Scheme 3, the Board acknowledged public comment regarding the disjointed nature of the current massing design and endorsed simplification of the massing expression to clarify the concept to appear as more of a cohesive mass instead of an assembly of objects. The Board specifically identified the integration of the base and upper floors as a necessary action to simplify the mass (CS2-A-1. Sense of Place, DC2-B-1. Façade Composition).	<p>The massing has been simplified to create a more cohesive and integrated façade while maintaining a residential scale that responds to both street frontages. The number of exterior materials and colors have been reduced and material changes are setup to create focal points and visual hierarchy, per the following:</p> <ol style="list-style-type: none">After further discussion with SCL, the building step-backs that were previously shown for power line clearance have been removed. This allowed the removal of various steps at the base of the building along 36th Street, integrating the upper floors with the base to create a better sense of place. In addition, the zig-zag upper floors have been simplified to extruded boxes so that the south façade reflects the east-facing façade, further simplifying the form.The horizontal massing of the base has been revised to a more transparent storefront and deeper recess at the corner for sidewalk tables and chairs.A simplified corner massing, clad in Corten steel, wraps the corner and extends from the rooftop amenity to the street level, providing a strong connection with the base and covered patio area. Together with the artistic rooftop trellis, they create a focal point and the hierarchy of the design.	<p>CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place.Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.</p> <p>DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.</p>



1. MASSING AND DESIGN CONCEPT

COMMENTS	RESPONSE	DESIGN GUIDELINES
c. The Board supported the incorporation of the industrial design concept into Scheme 3, as proposed by the applicant, especially into the commercial base. With this guidance, the Board reiterated the need for simplification of the building mass to a cohesive object and explained that industrial materials presented in the packet are best used to complement simple forms. The Board specifically pointed to images on packet page 58 as examples of how the application of materials can further confuse the appearance of massing elements that lack cohesion (CS2-A-2. Architectural Presence, DC4-A-1. Exterior Finish Materials).	<p>The metal exterior finish materials have been adjusted and exclusively used to better align with the industrial character of the neighborhood, whether it is the Corten steel Gas work park or the Shipyards along the channel. The vertical pattern compliments the massing expression. The subtle change of color and pattern adds depth and sophistication to the design, also break down the building mass into smaller scale and rich in texture to be more relevant to the surrounding neighborhood.</p> <p>The facades are cladded with two metal sidings in similar finishes and patterns (Light gray corrugated metal and dark gray standing seam), which reflects the industrial design concept also endorse the simplification and cohesiveness of the design.</p> <p>The Corten box at the corner of 36th Street and 1st Ave continues the industrial design concept and will be the major focal point and increase the cohesiveness of the entire massing.</p>	<p>CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.</p> <p>DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</p>



Previous Design (on EDG Pg.58)



Current Design

MATERIALS



MATERIAL PALETTE



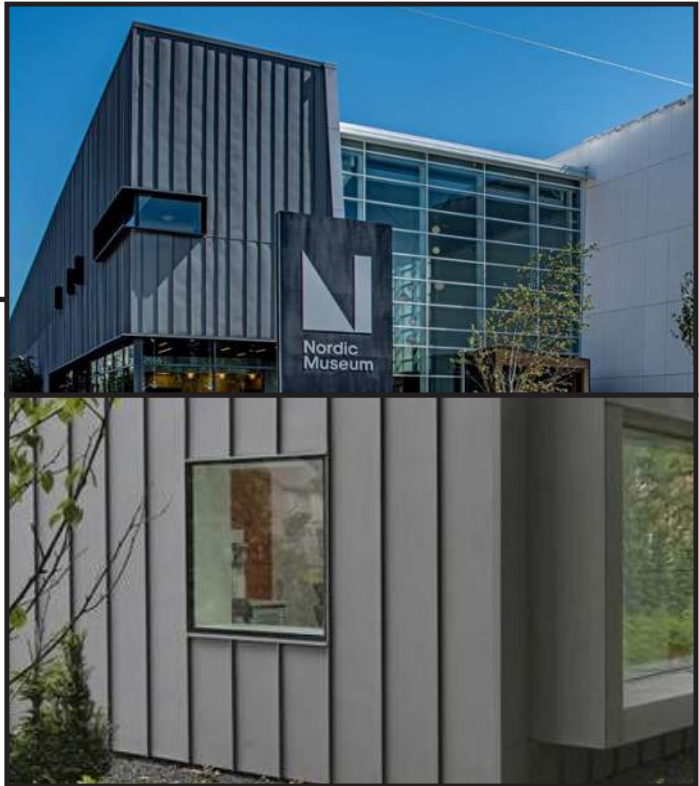
SHEET METAL, GRAPHITE BLACK SRI-26



**TAYLOR METAL | RUSTEEL PLUS CORTEN
PANEL (A606)**



**TAYLOR METAL | CLASSIC 7/8" CORRUGATED
STERLING GREY SRI-44**



**TAYLOR METAL | EASY-LOCK STANDING
SEAM PANEL, CHARCOAL GREY SRI-25**

1. MASSING AND DESIGN CONCEPT

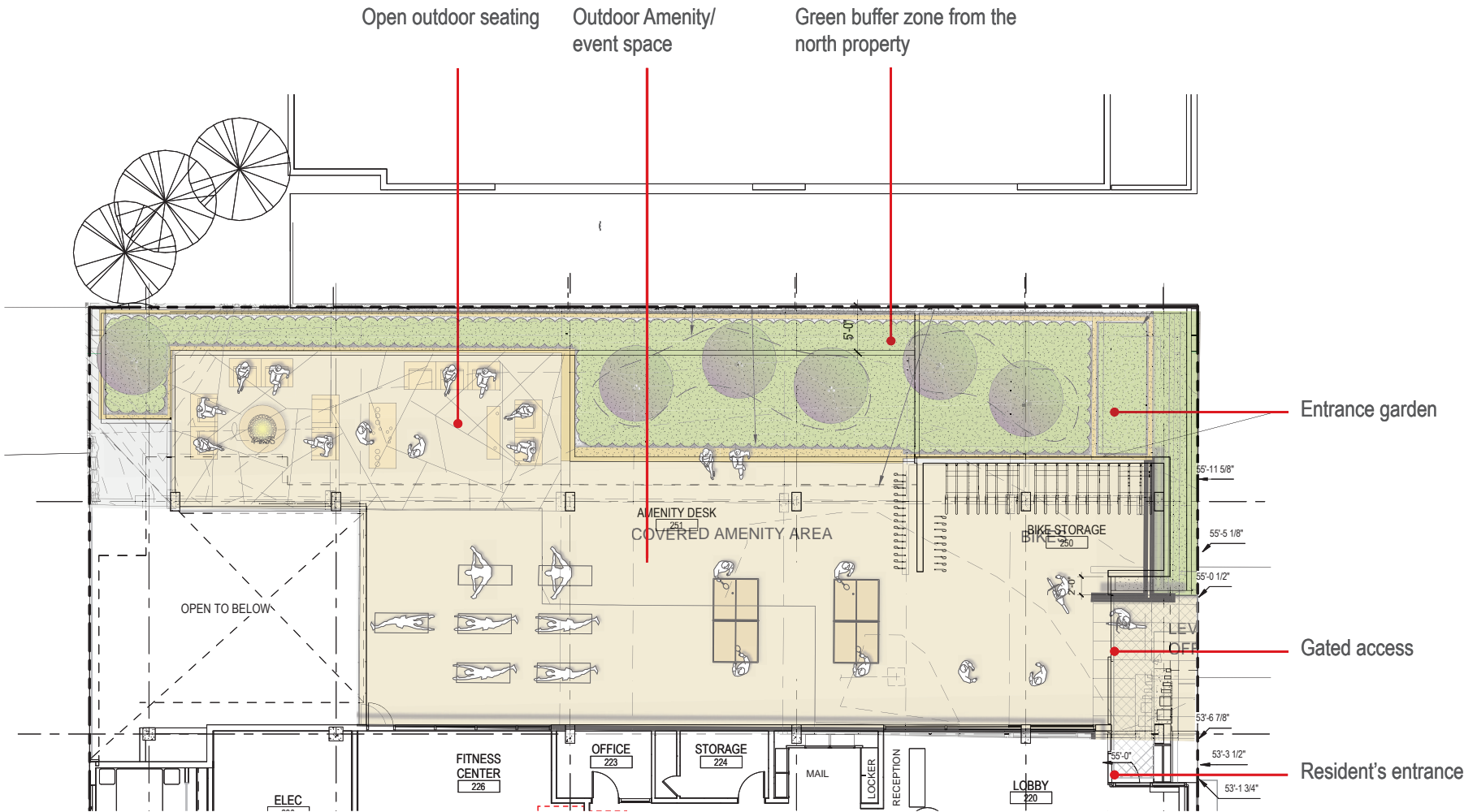
COMMENTS	RESPONSE	DESIGN GUIDELINES
d. The Board requested additional information at the Recommendation phase showing how the building and interior spaces of Scheme 3 relate to the ground plane along both NW 36th Street and 1st Avenue NW through the application of materials, placement of fenestration and entries, and the relationship of floor plates to grade (CS1-C-2. Elevation Changes, CS2-B-2. Connection to the Street).	<p>Retail stores and entrances take up the entire length of the ground plane along NW 36th Street, reflecting the strong presence of retail along this street. Storefront glazing wraps each corner of the building, adding visibility and vibrancy to the sidewalk experience. Retail shops may include coffee shops and other food & beverage options, that will spill out onto the sidewalk at the street corner with an expanded public patio area designated for sidewalk tables and chairs.</p> <p>Reflecting the residential nature of 1st Ave NW, the residential entrance has been located on this street with its own separate address and identity, reinforced by an extended Corten canopy and storefront glazing. With the elevation change of 1st Ave NW, this allows the residential entrance to align with the first residential floor above the retail stores, separating retail and residential uses by floors.</p>	<p>CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.</p> <p>CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.</p>

- Open outdoor seating at the corner of NW 36th st and 1st Avenue, see page 29 for more details.
- Ground level retail storefront window
- Stem wall with planters between storefront and side walk, see page 29 for more details.
- Planters between resident's balcony and street side walk
- Resident's entrance with glass storefront, high visibility to the 1st Avenue
- Gated Amenity deck area
- Green buffer zone from the north property



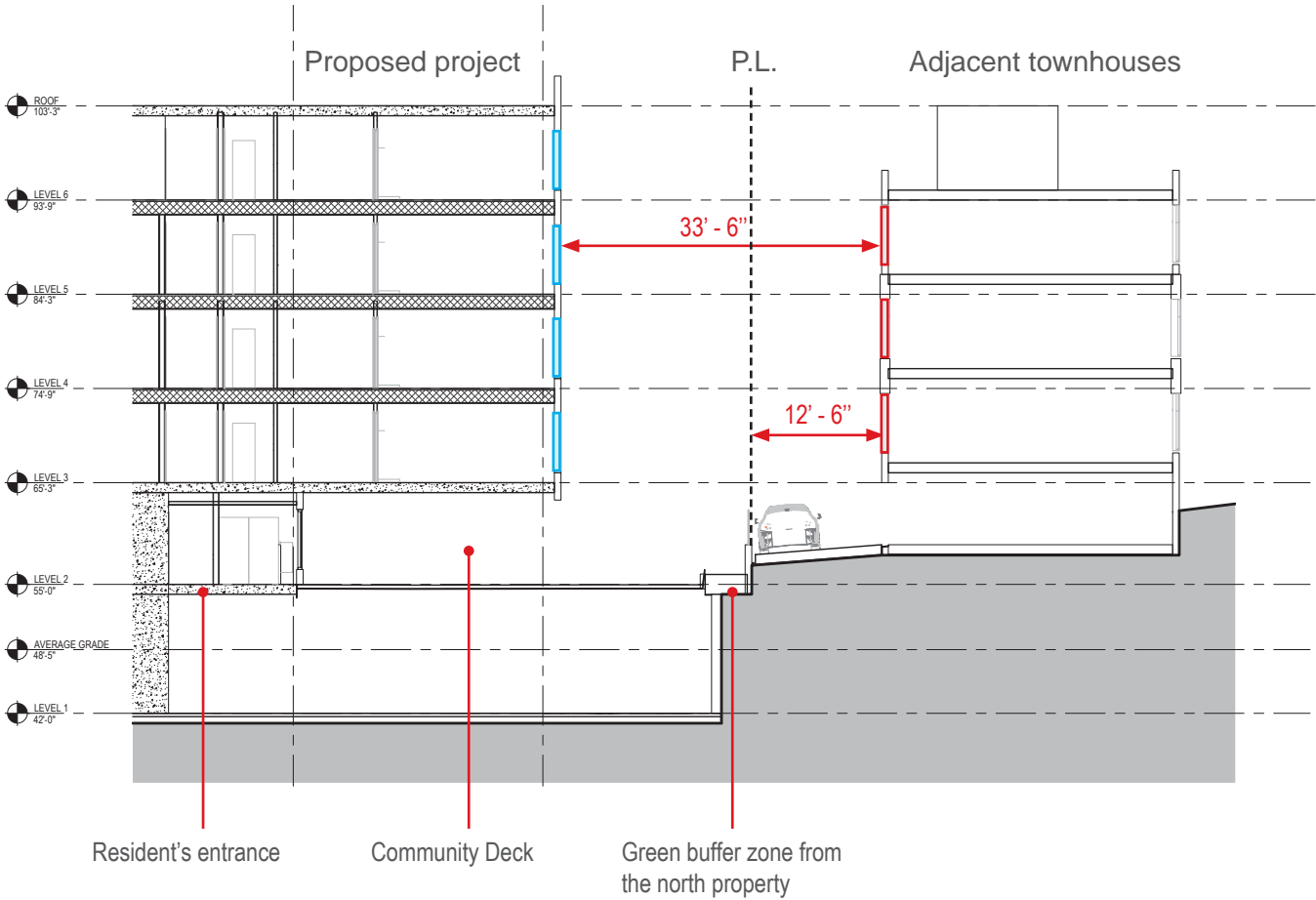
2. ZONING TRANSITION AND PARKING

COMMENTS	RESPONSE	DESIGN GUIDELINES
a. The Board supported the design of zone transition on the north side of the site, including the generous building setback, the conceptual intent of a community garden, and the use of a dual-purpose recreation space and parking area within the zone transition (CS2-D-1. Existing Development and Zoning, CS2-D-4. Massing Choices, PL3-B-1. Security and Privacy).	<p>The generous building setback has been maintained in the proposed design, providing separation from the residential neighbors to the north and the project to the south. This allows a wide landscape buffer between properties. A gated “backyard” patio area provides an outdoor amenity/ sport/ gaming space for the residents, a safe playground for children, potential event space for the entire neighborhood, including an art “showroom” for local artists. Due to the restriction on FAR, the visitor parking has been removed from this area.</p> <p>With the generous setback at the upper levels, the north half of the deck is open to sky, providing a perfect area for landscaping and seating. The rest of the deck is multipurpose, which can be event space for the community. The continuous planter along the north edge will create a natural buffer zone from the north townhouses.</p>	<p>CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.</p> <p>CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.</p> <p>PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.</p>



2. ZONING TRANSITION AND PARKING

COMMENTS	RESPONSE	DESIGN GUIDELINES
<p>b. The Board requested additional study of the zone transition at the Recommendation phase, including:</p> <p>i. The use of additional north-south site sections to show the relationships of residential units to the townhouses to the north (CS2-D-1. Existing Development and Zoning, CS2-D-4. Massing Choices, CS3-A-1. Fitting Old and New Together).</p> <p>ii. Additional privacy studies illustrating window alignment and residential unit orientation of the proposed building and the adjacent townhouses to the north (CS2-D-1. Existing Development and Zoning, CS2-D-4. Massing Choices).</p>	<p>Per the north-south site section shown below, the continuous planter along the north edge will create a natural buffer zone from the north townhouse. A change in grade from the north to the south property along with the proposed landscaping provides a visual screen of the play area under the apartments from the existing townhouse units.</p> <p>With the generous setback at the upper level, the windows of the new apartment units are distanced 33'-6" from the windows of the adjacent townhouse, allowing natural light and views to occur from both buildings. The windows of these two properties are not aligned neither in vertical nor horizontal, which will be beneficial to the visual privacy.</p>	<p>CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.</p> <p>CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.</p> <p>CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.</p>



3. SITE ACCESS/ ENTRIES

COMMENTS

a. The Board expressed concern about the recessed residential entry along NW 36th St., stating that it erodes the strength of the commercial frontage due to the short façade length and is illegible as a residential entry due to the commercial context. The Board stated that the residential entry design should strengthen the overall massing concept and requested additional study of residential entrance design and location options at the Recommendation phase. The Board offered two separate residential entry concepts for study: EARLY DESIGN GUIDANCE #3036407-EG Page 6 of 15



36th St Entrance at Level 1 FROM EDG

RESPONSE

The applicant agrees with the Board regarding the residential entrance along NW 36th Street eroding the commercial frontage of the street. As requested, two residential entry concept studies (Option 1 with the residential entrance on NW 36th Street, Option 2 with the entrance on 1st Ave NW) were studied and are analyzed in the next two pages. The applicant prefers Option 2 with the residential entrance on 1st Ave NW as it maximizes the commercial frontage on NW 36th Street, separates the residential and commercial uses by floors, and provides a separate identity to the residential entrance from the commercial store entrances.

DESIGN GUIDELINES

- CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.
- PL3-A Entries
 - PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
 - PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
 - PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.
- EARLY DESIGN GUIDANCE #3036407-EG Page 11 of 15
- PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.



OPTION 1: 36th St Entrance at Level 1



OPTION 2: 1st Ave Entrance at Level 2 (Preferred Option)

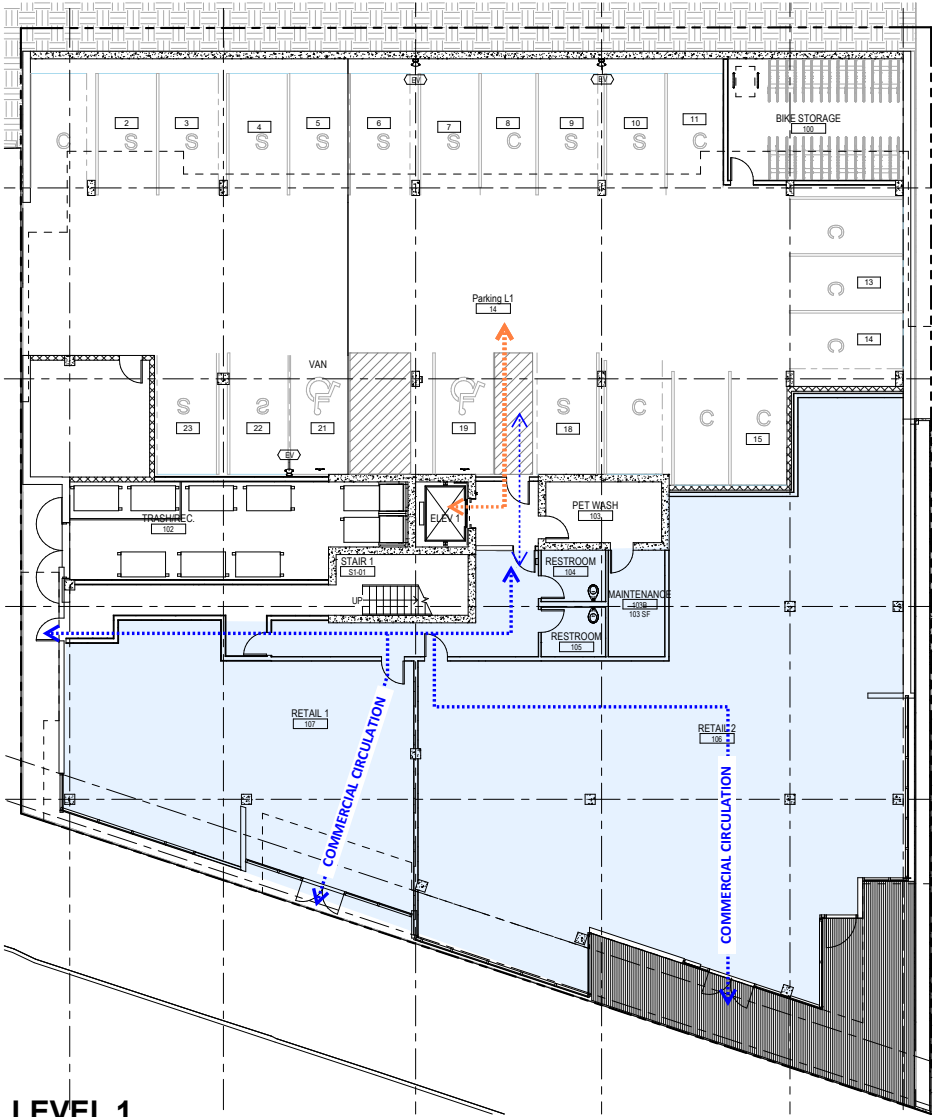
3. SITE ACCESS/ ENTRIES

COMMENTS	RESPONSE	DESIGN GUIDELINES
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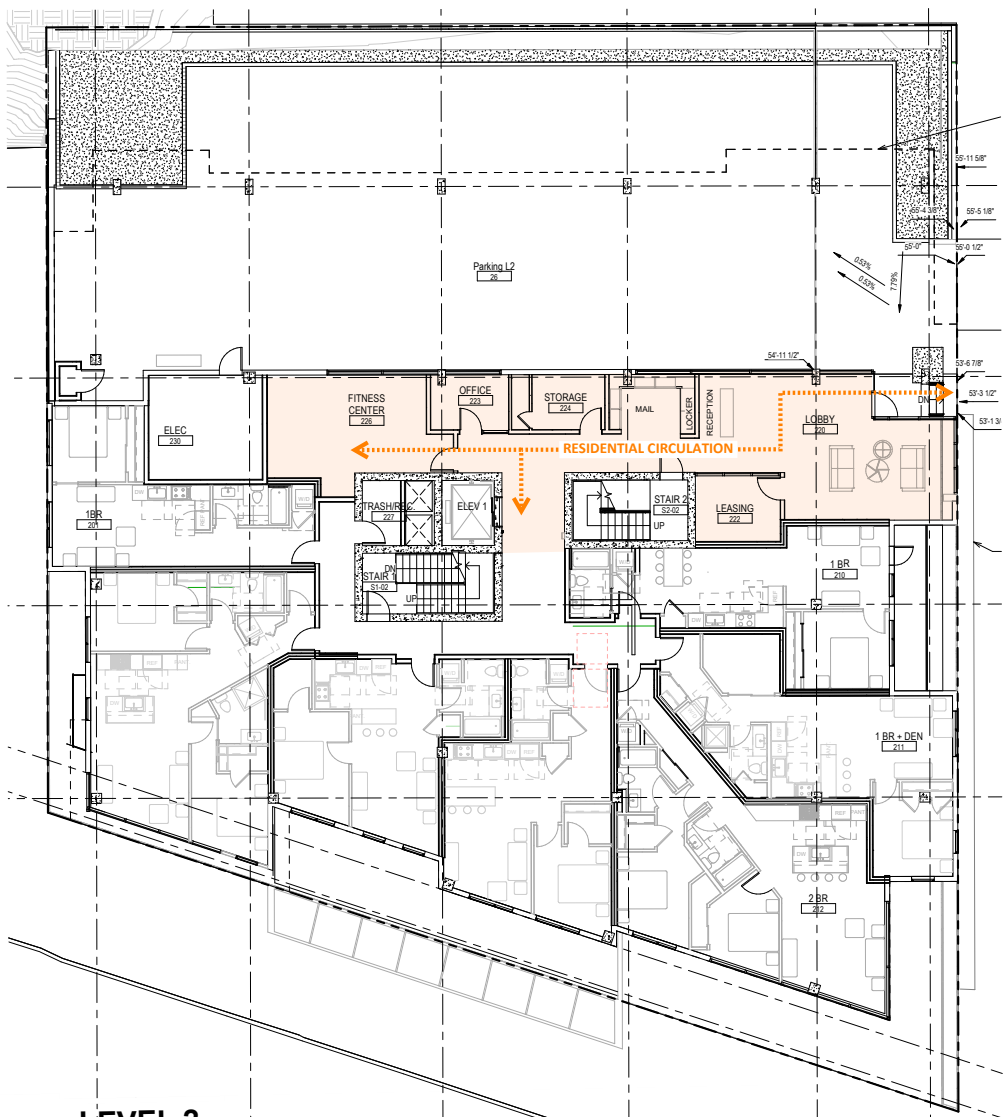
ii. Move the primary residential entry to the 1st Avenue NW frontage and integrate it into the residential language of that façade. Replace the former entrance area on NW 36th St. with a use that will promote street activity and will allow for cohesivity with the commercial frontage (PL2-D-1. Design as Wayfinding, PL3-A-2. Ensemble of Elements).

- Option 2 – 1st Ave entrance at level 2 is the preferred option:
1. The resident’s entrance is away from the commercial frontage, with the Corten canopy and clear glass storefront, which is highly visible from both streets.
 2. The residential entrance is at the same level as the first level of apartments, providing better accessibility and separation from the commercial space a floor below.
 3. The open patio area at the north is next to the residential entrance, with landscape and seating, which serves as a backyard for the residents. The Corten canopy is extended to cover the community deck entrance, which integrates it into the residential entrance.
 4. The full length of the 36th Street frontage is commercial, with multiple setbacks from the sidewalk for seating areas and landscaping, providing a cohesive commercial frontage that promotes more street activity.
 5. The commercial area is maximized, by about 25% over Option 1.

- PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.
- PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.



LEVEL 1



LEVEL 2

1st Ave Entrance
at Level 2
(Preferred Option)



OPTION 2: 1st Ave Entrance at Level 2 (Preferred Option)

4. STREETScape AND STREET-LEVEL ACTIVATION

COMMENTS

a. The Board supported the placement of the outdoor patio space at the southeast corner of the building and stated that it should be physically and visually connected to the commercial frontage. The Board requested additional study of the width and depth dimensions of the patio space to ensure that it is well-proportioned

Additionally, the Board requested perspectives and a detailed landscaping plan to ensure that the space relates well to both street frontages (PL1-A-2. Adding to Public Life, PL1-C-1. Selecting Activity Areas).

RESPONSE

The outdoor patio at the southeast corner has been expanded approx. 100% by extending it to the west and connecting it directly to the commercial frontage. This public open space now wraps around the building corner and is covered and emphasized by a Corten canopy that extends from the ground to the roof deck above, emphasizing this important street corner.

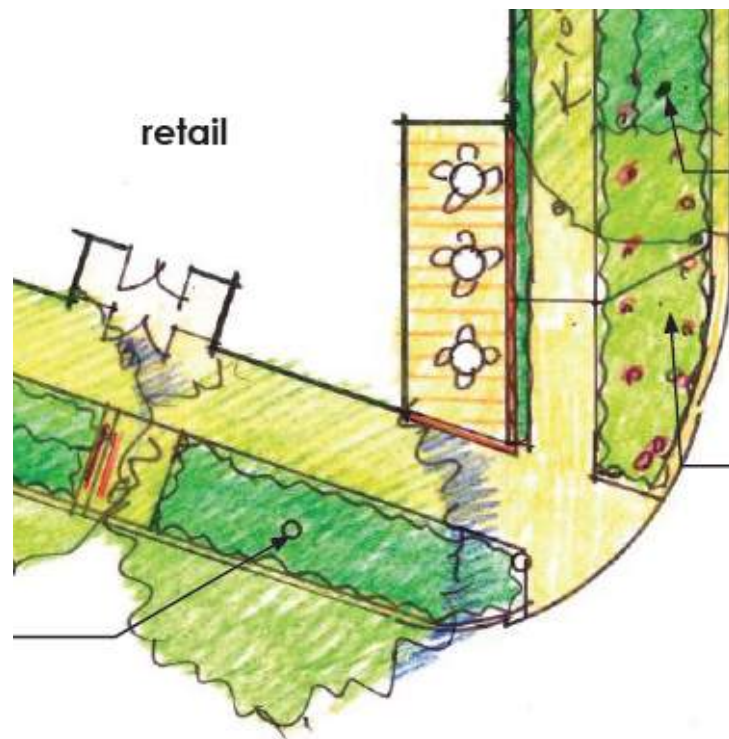
The landscape plan and perspective view below illustrates the connection of the outdoor patio space to the sidewalk, including the change of grade along 1st Ave NW. With the patio at the same level as the sidewalk along NW 36th Street, pedestrians will feel invited to enter the space and spend time enjoying the corner view.

DESIGN GUIDELINES

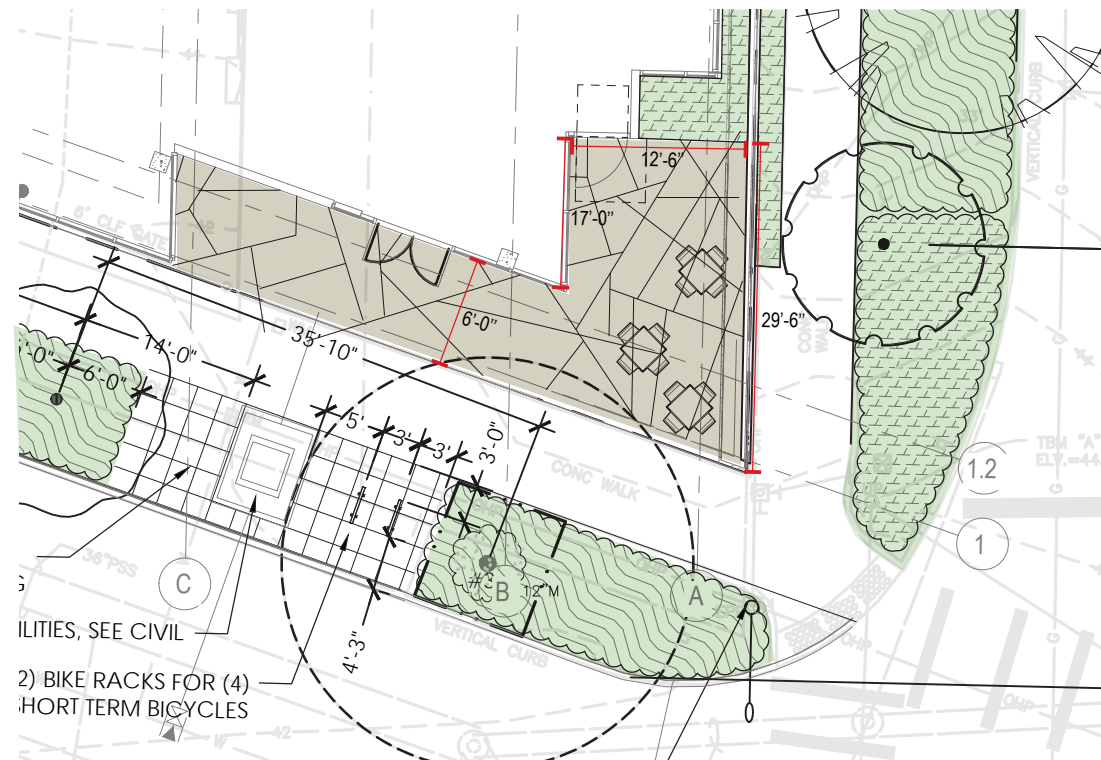
PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

FROM EDG

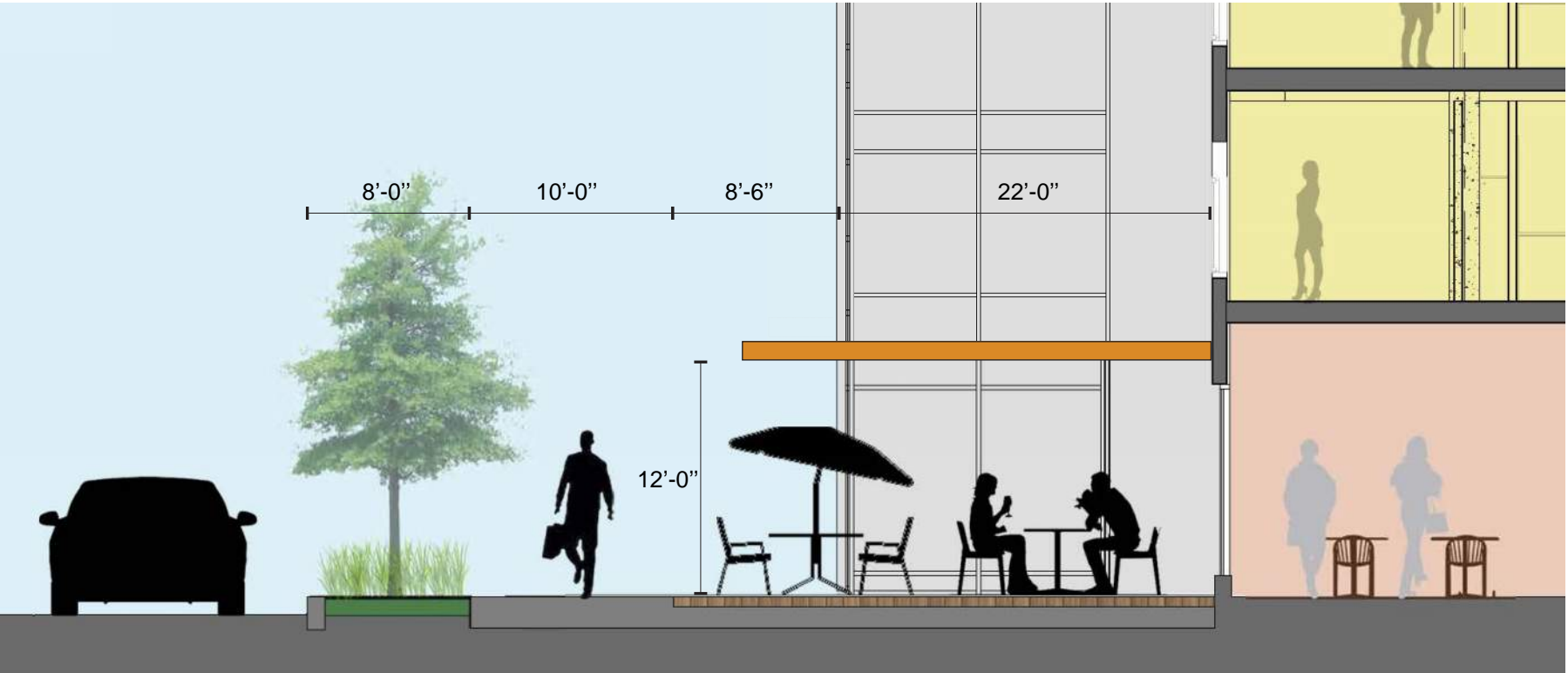
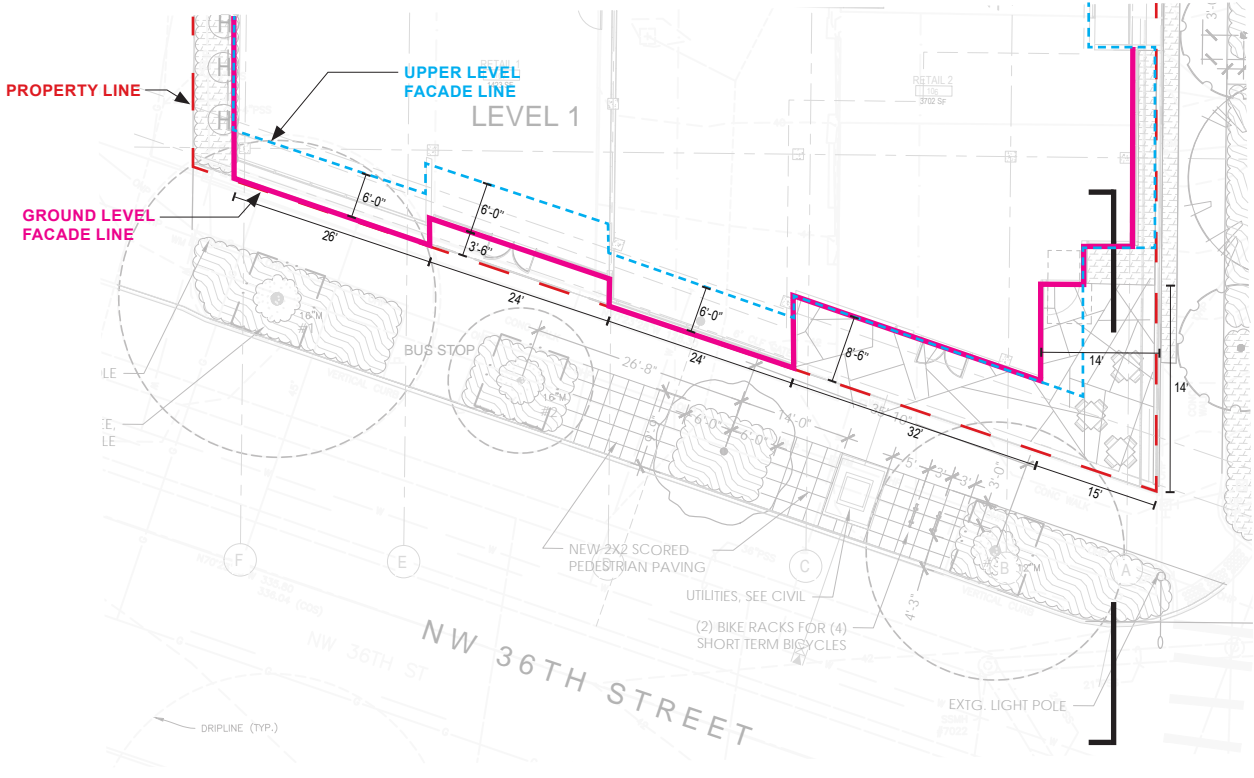


CURRENT DESIGN



4.STREETSCAPE AND STREET-LEVEL ACTIVATION

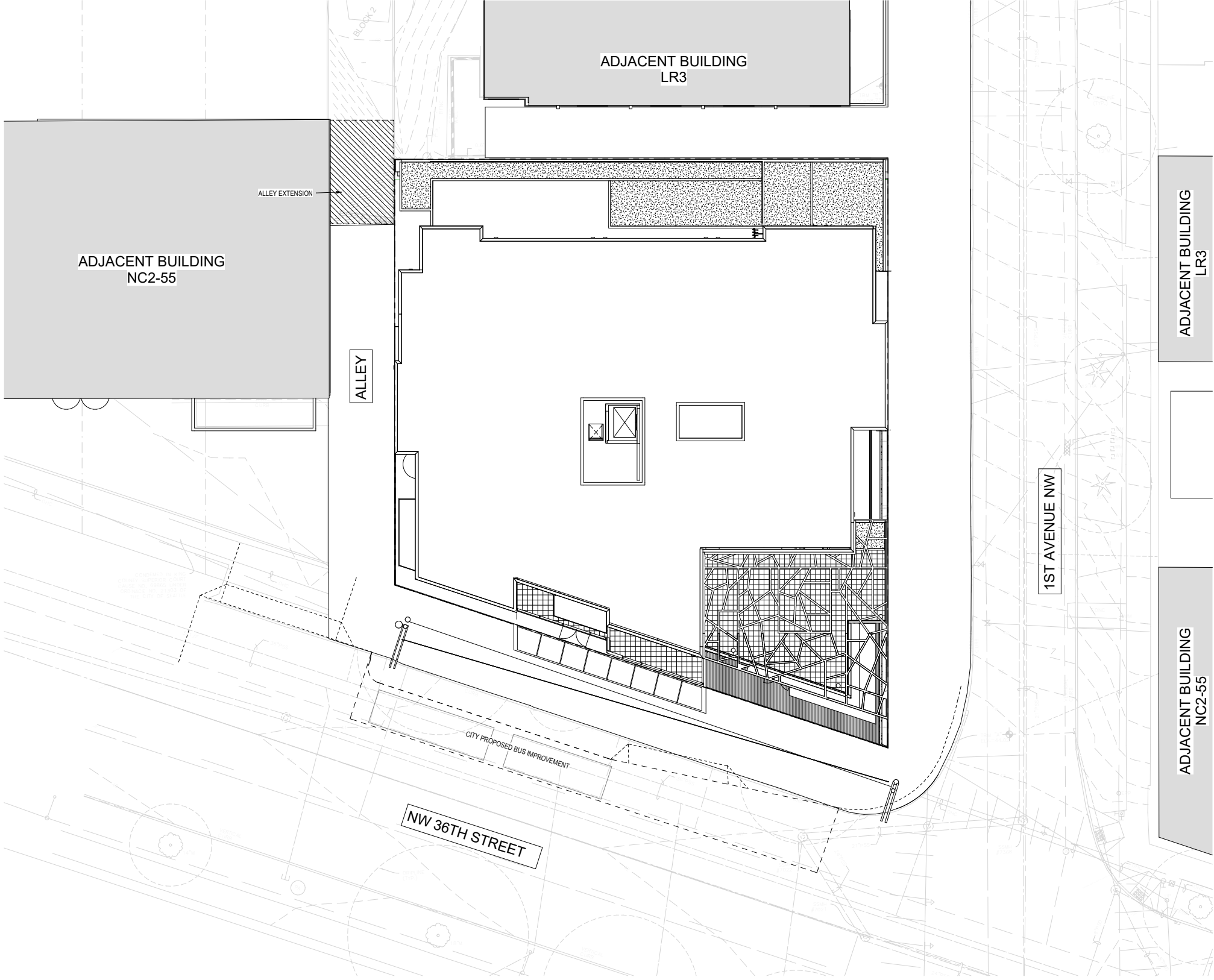
COMMENTS	RESPONSE	DESIGN GUIDELINES
<p>b. The Board reiterated the need for full north-south site sections showing the building relationship to the NW 36th St. frontage, and added that site sections should show how residential and commercial spaces interact with street frontages (PL1-A-2. Adding to Public Life, PL1-B-2. Pedestrian Amenities)</p>	<p>The outdoor patio at the southeast corner is extended to the west and connected directly to the commercial frontage, at grade with the adjacent sidewalk along NW 36th Street. A raised planter along 1st Ave NW addresses the change in grade between these two elevations, as the patio wraps around the corner. The patio is now protected from the weather under a Corten canopy, providing year-round use. With over 30 feet of depth at grade with the NW 36th Street sidewalk and south-facing solar access, it will be an accessible and inviting space for the public.</p>	<p>PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.</p> <p>PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.</p>



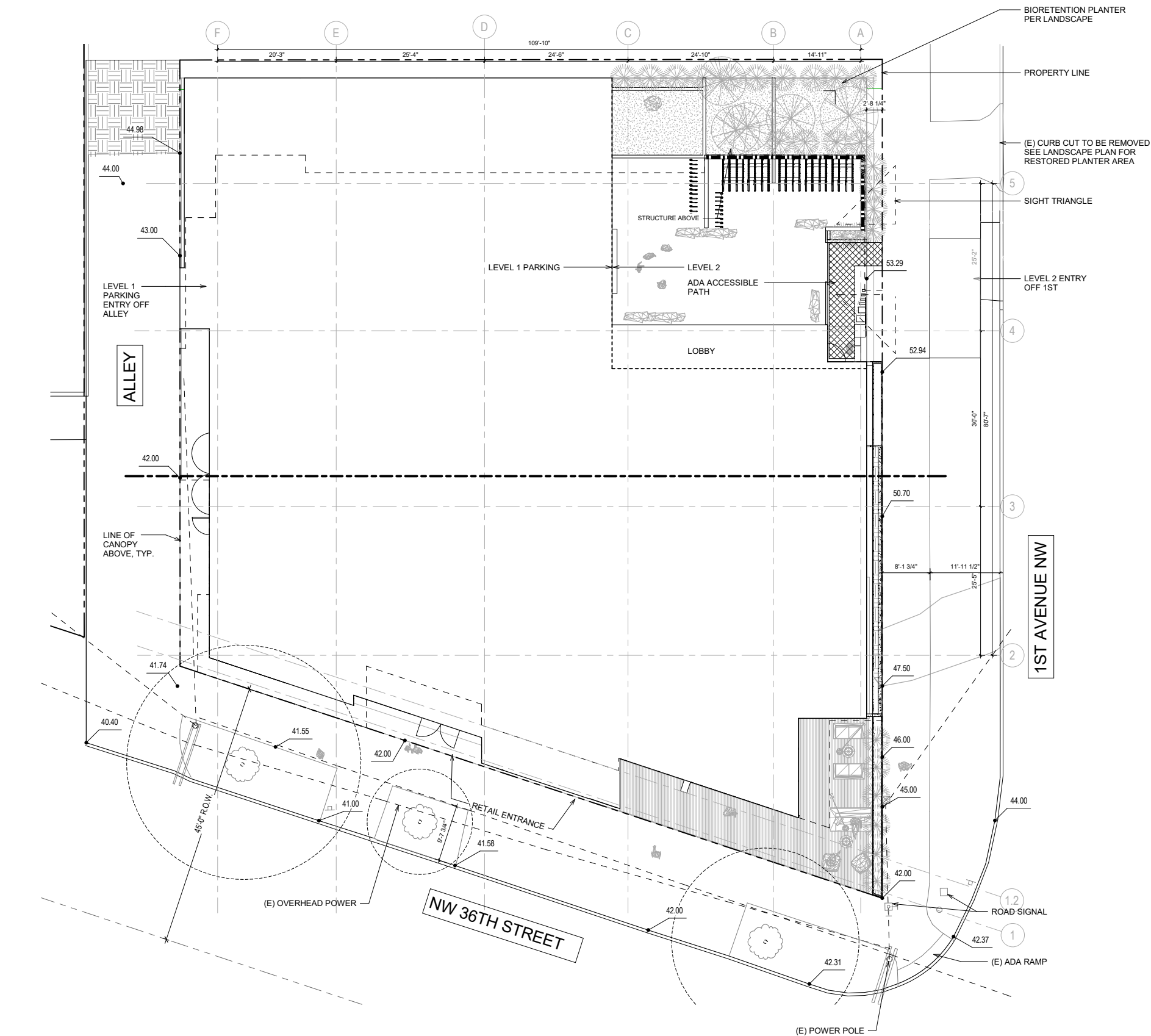
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PREFERRED
DESIGN OPTION

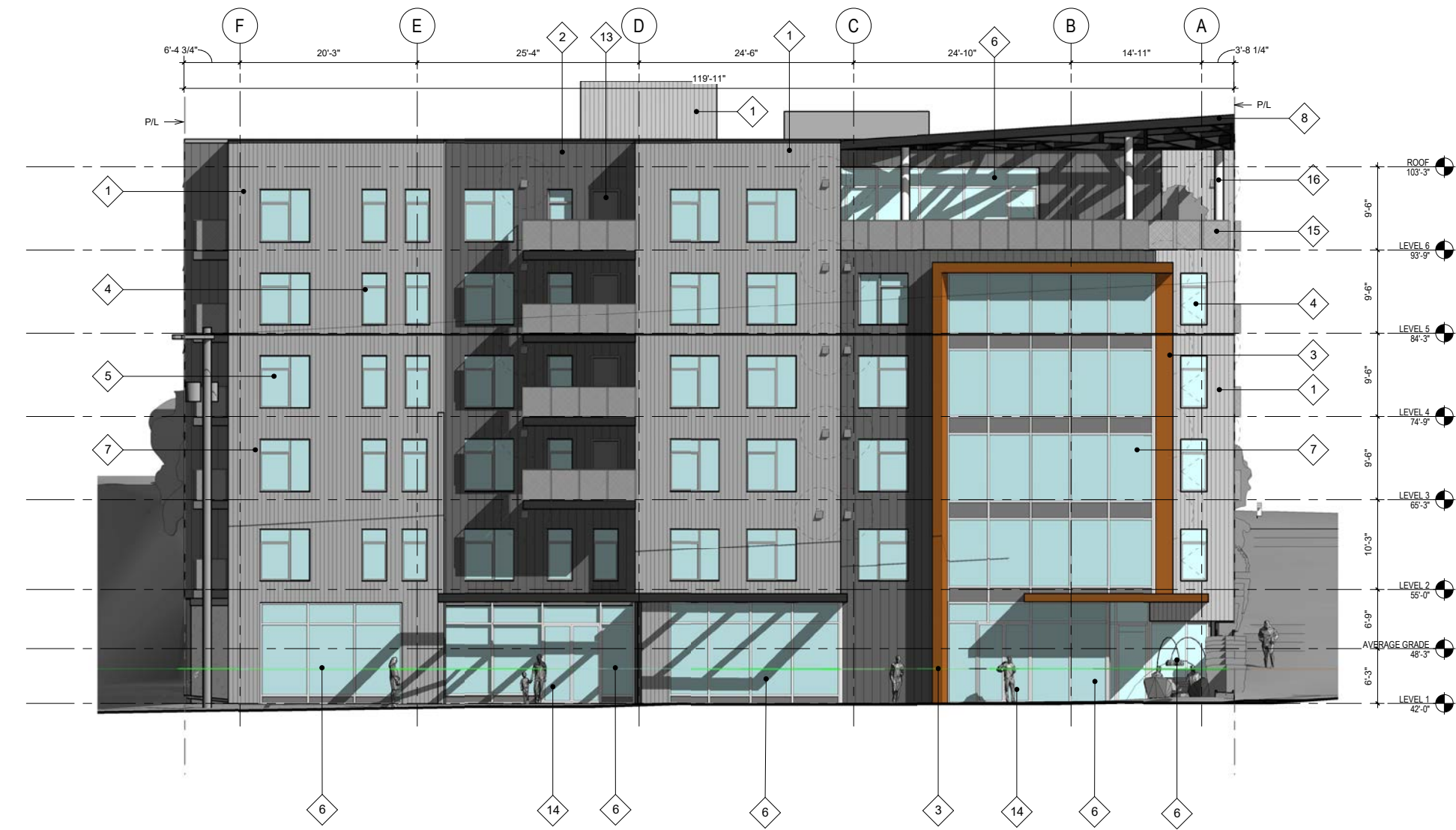




SITE PLAN



1 SITE PLAN
SCALE:



MATERIAL LEGEND

1. Classic waved corrugated metal panel rainscreen (light gray)
2. Standing seam metal panel rainscreen (dark gray)
3. Corten metal panel rainscreen
4. Vinyl single casement window
5. Vinyl casement window with sidelight
6. Alum. Storefront
7. Alum window wall with spandrel glass
8. Custom fabricated steel canopy (black painted)
9. Clear glass canopy with black painted steel frame
10. Roof eave with sheet metal cladding (black painted)
11. Balcony deck with sheet metal cladding (black painted)
12. Cast in place concrete wall
13. Powder coated metal swing door (dark gray to match standing seam finish)
14. Clear glass swing doors
15. Powder coated alum guardrail
16. Steel column (light gray)
17. Exposed concrete column
18. Precast decorative concrete panel

MISC. METALS - COLOR TO MATCH ADJACENT FACADE COLOR.

2 South Elevation - Orthogonal View to Primary Gridlines
SCALE: 1/8" = 1'-0"



3 East Elevation
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

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2 North Elevation
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

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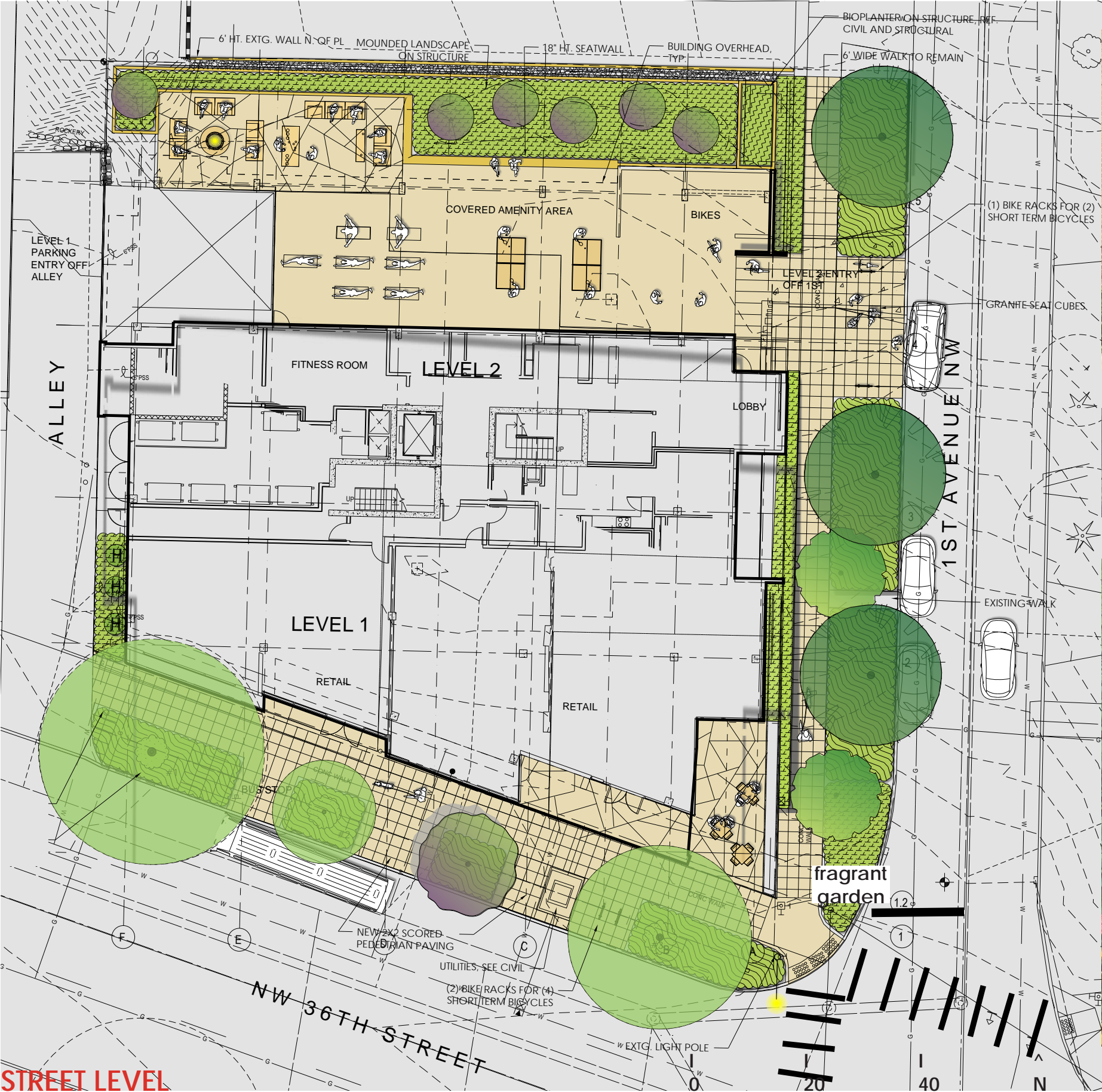
MISC METALS: COLOR TO MATCH ADJACENT FACADE COLOR



MATERIAL LEGEND

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MISC METALS: COLOR TO MATCH ADJACENT FACADE COLOR



STREET LEVEL



landscape both sides



sidewalk/retail shuffle



fragrant garden



Tofino - better bike rack



seatwall steps and ramp access



artistic fence/gates



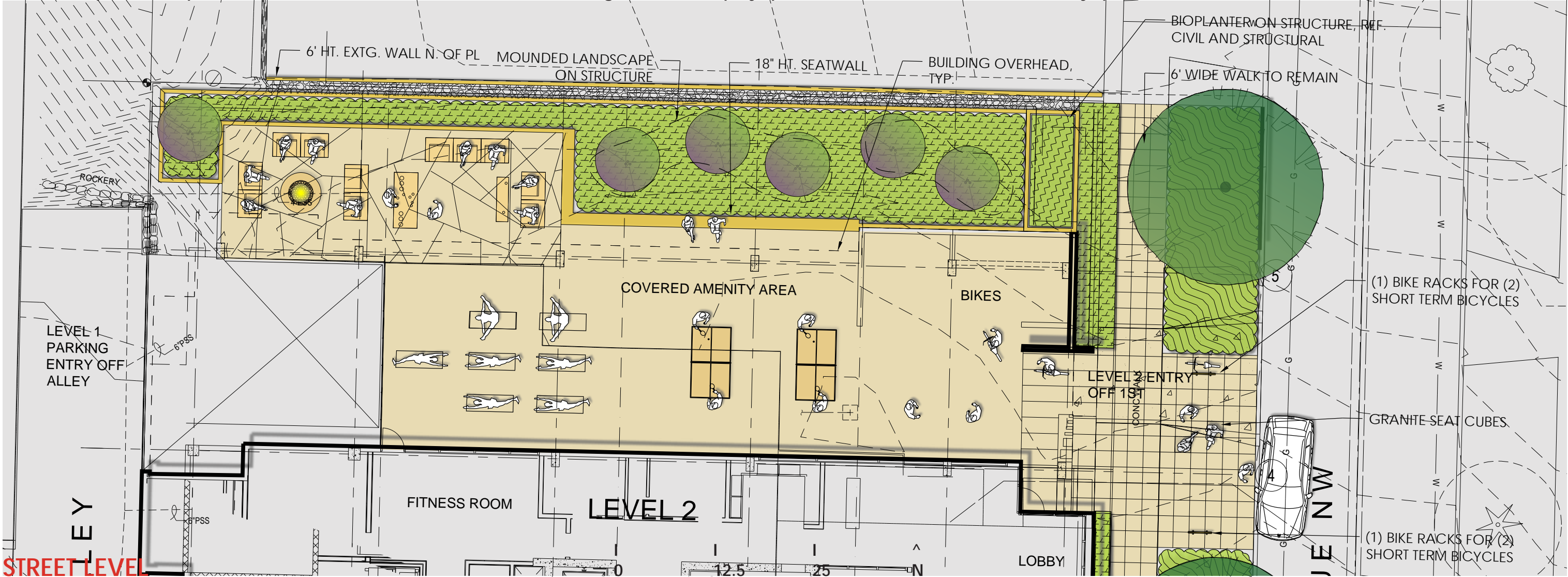
play space

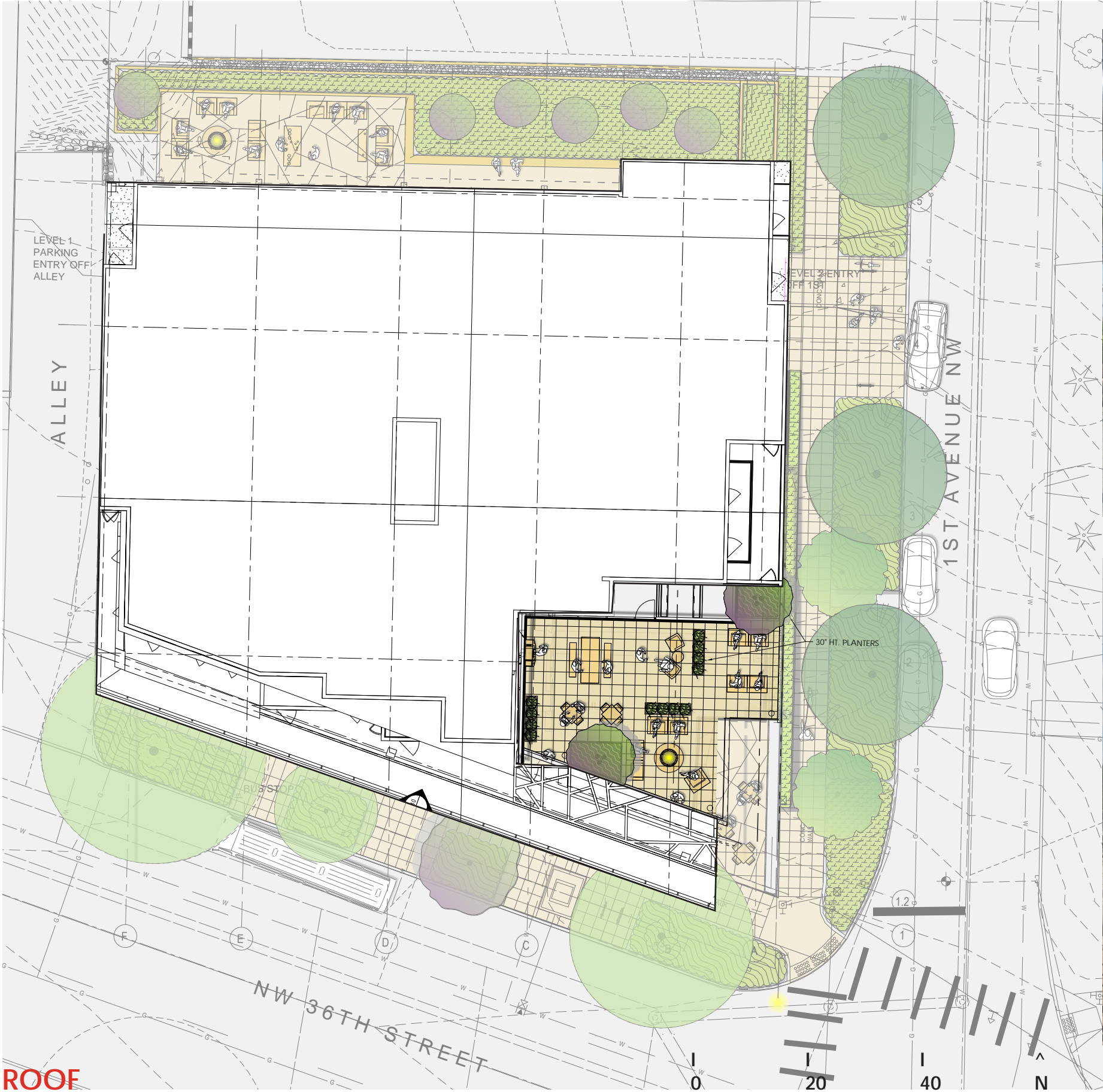


amenity space



fire space





ROOF



treeform trellis (Roxy Paine, Sculptor)



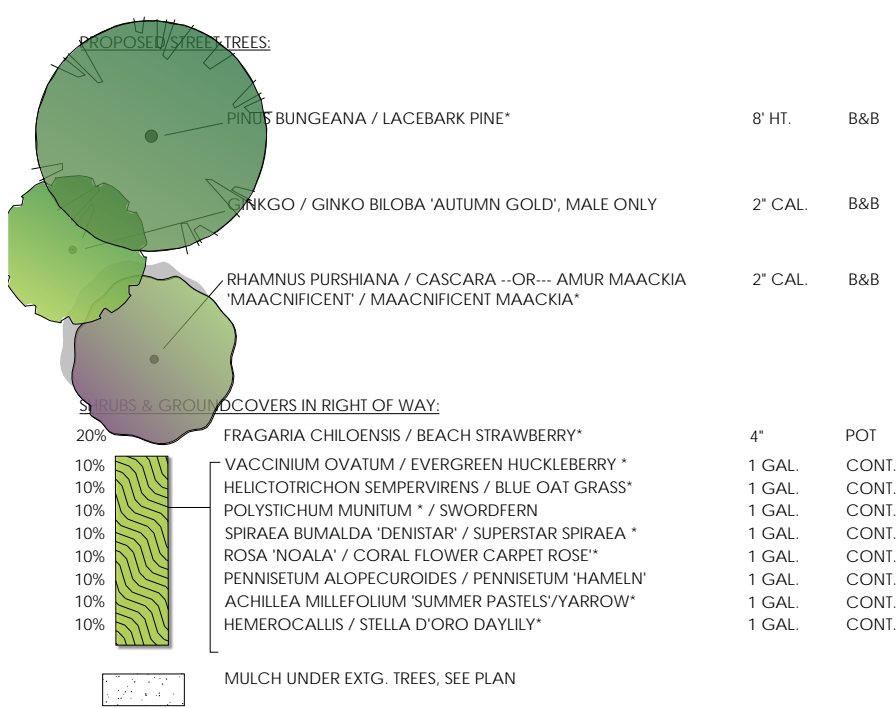
overhead metalwork (HdM, Miami)



food and fun

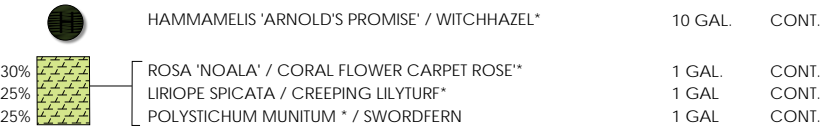


fire spot and killer view

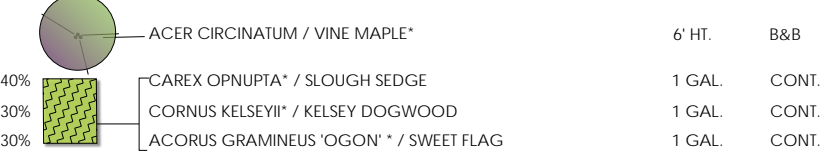


ON SITE PLANTS:

COLORFUL MIX:



SHADY
BIORETENTION MIX:



PLANT LIST - ROOF LEVEL		- GREAT PLANT PICKS		SEATTLE GREEN FACTOR PLANT LIST		
SYM	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	
TREES						
	Lagerstroemia indica x fauriei 'Muskogee**	CRAPE MYRTLE	8'-10' HT.	B&B, MULTI	PER PLAN	
SEDUM TILE PREVEGETATED MATS**, MIXED WITH PERENNIALS (1 GAL., 18" O.C.)						
PERENNIALS (PLANTED IN SEDUM TILE MATS)						
*	ECHINACEA PURPUREA **	PURPLE CONE FLOWER	1 GAL.	CONT.	2' O.C.	
●	SEDUM 'AUTUMN JOY' **	'AUTUMN JOY' SEDUM	1 GAL.	CONT.	2' O.C.	
PHYLLOSTACHYS AUREA						
	OPHIOPOGON P. 'NIGRESCENS'	GOLDEN BAMBOO	5 GAL. CONT.		4 PER PLANTER	
		BLACK MONDO GRASS	1 GAL. CONT.		10 PER PLANTER	

PLANTS

TREES



Pinus bungeana
Lacebark Pine

SHRUBS, ETC.



Ilex crenata 'convexa'
Japanese Holly



Buxus japonica 'Winter Gem'
'Winter Gem' Japanese Boxwood



Liriope spicata
Creeping Lilyturf



Ginkgo biloba 'Autumn Gold'
'Autumn Gold' Ginkgo



Nandina 'Gulf Stream'
'Gulf Stream' Nandina



Sarcococca Ruscifolia
Fragrant Sweet Box



Epimedium x perralchicum
'Frohnleiten' / Barrenwort



Hamamelis 'Arnold's Promise'
Chinese Witchazel



Rhododendron 'Sherwood Red'
'Sherwood Red' Azalea



Rhododendron 'Hino Crimson'
'Hino Crimson' Azalea



Juncus patens 'Carmen's Gray'
'Carmen's Gray' Rush

ROOF



Acer palmatum
Japanese Maple



Camellia sasanqua 'Yuletide'
'Yuletide' Camellia



Echinacea purpurea
Purple Cone Flower



Sedum 'Autumn Joy'
'Autumn Joy' Sedum



Thank you